



July 15, 2005

Mr. Willie C. Tate
6344 Lawton Avenue
Las Vegas, Nevada 89107

RE: SDR-6956 - SITE DEVELOPMENT PLAN REVIEW

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Tate:

Your request for a Site Development Plan Review TO ADD TWO UNITS TO AN EXISTING MULTI-FAMILY DEVELOPMENT on 0.32 acres at 1011 "E" Street (APN 139-27-210-066), R-4 (High Density Residential) Zone, Ward 5 (Weekly), was considered by the Planning Commission on July 14, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 05/31/05, except as amended by conditions herein.
3. A Waiver from the perimeter landscaping standard of Title 19.12 to allow a two foot side buffer where six feet is required is hereby approved.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit. The landscape plan shall reflect minimum of four five-gallon shrubs for each 24-inch box tree within the buffer along the streets and the perimeter and six feet of planting around the foundations of the buildings. An additional 24-inch box tree shall be added along the perimeter.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

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6. A permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Coordinate with the City Surveyor prior to the submittal of any construction drawings for this site to determine if mapping is necessary; comply with the recommendations of the City Surveyor.

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15. Dedicate a 15 foot radius on the southwest corner of Jefferson Avenue and E Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance with preparing the appropriate documents.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Landscape and maintain all unimproved rights-of-way on Jefferson Avenue and E Street adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jefferson Avenue and E Street public rights-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on July 14, 2005.

Sincerely,



Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

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